

Staff Summary Report



Hearing Officer Hearing Date: October 7, 2008

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by **SUNNYDALE SENIOR CENTER (PL080322)** located at 2424 South Mill Avenue for one (1) use permit.

DOCUMENT NAME: 20081007dsac01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **TEMPE CHURCH OF CHRIST - SUNNYDALE SENIOR CENTER (PL080322)** (Darryl Starling, applicant; Tempe Church of Christ/property owner) located at 2424 South Mill Avenue in the R1-6, Single Family Residential District for:

ZUP08149 Use permit to allow a freestanding accessory building (storage).

PREPARED BY: Alan Como, Planner II (480-350-8439)

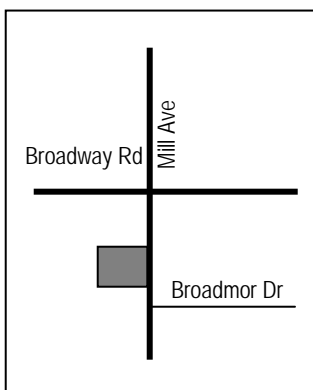
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions

ADDITIONAL INFO: The applicant is requesting a use permit for a free standing accessory storage building located at 2424 South Mill Avenue in the R1-6, Single Family Residential District. The building would replace two existing smaller storage sheds on site. To date no public input has been received. Staff supports approval of this request.



PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Letter of Intent
5. Site plan
6. Floor Plan
7. Elevations
- 8-9. Staff Photograph(s)

COMMENTS:

The applicant is requesting a use permit for a free standing accessory storage building located at 2424 South Mill Avenue in the R1-6, Single Family Residential District. The building would replace two existing smaller storage sheds on site. The storage building will be approximately 1,500 s.f. and approximately thirteen feet, four inches (13'-4") in height. The new storage building will be comprised of four (4) separate units, each with its own entrance. The building will be located in the northwest area of the site, adjacent to the existing office and classroom building.

To date no public input has been received. Staff supports approval of this request

Use Permit

The Zoning and Development Code requires a use permit for accessory buildings that exceed 8 feet in height and/or 200 square feet in area in all zoning districts

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The applicant plans to use this building to store his sports vehicles, as well as tools and materials for his woodworking hobby and should not cause additional traffic.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use should not create any nuisances.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval subject to conditions.

REASON(S) FOR APPROVAL:

1. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use is for a storage space/workshop.
2. This use should not create any nuisances.
3. The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
4. The proposed use appears to be compatible with surrounding uses.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Obtain all necessary clearances from the Building Safety Division.
2. The detached accessory building shall not be used as a separate living unit/guest quarters (no cooking facilities).
3. Accessory structure should be painted to match existing adjacent office building.

HISTORY & FACTS:

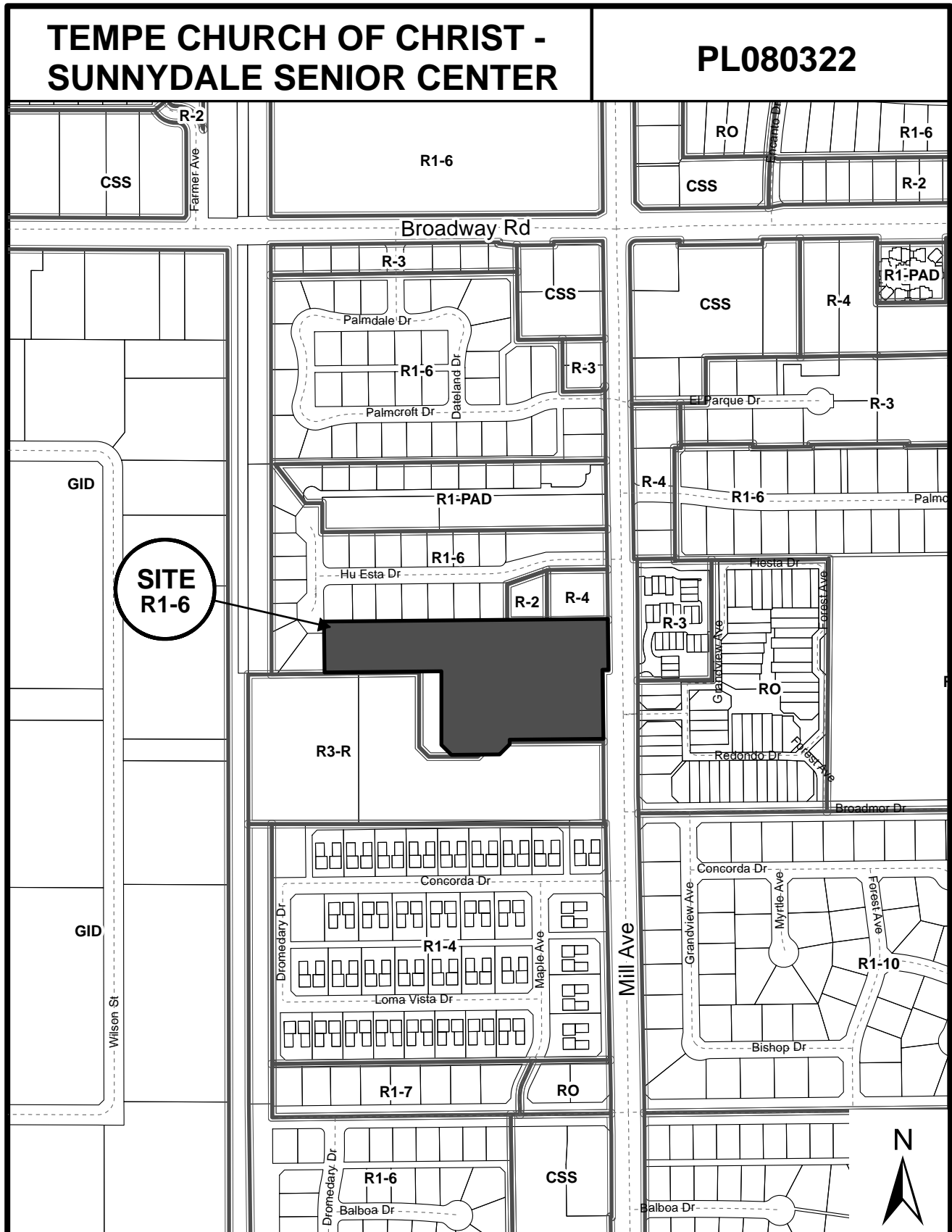
February 12, 1996 BP960258 – Addition/Alteration final permit issued for a storage building.

DESCRIPTION:

Owner – Tempe Church of Christ
Applicant – Darryl Starling
Existing Zoning – R1-6, Single Family Residential District
Parcel area – 129,444 s.f.
Existing buildings area – 10,088 s.f.
Proposed accessory building area – 1,500 s.f.
Lot coverage allowed – 45%
Proposed Lot coverage – 9%

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Section 3-401 – Accessory Buildings, Uses and Structures
Section 6-308 – Use Permits



Location Map



TEMPE CHURCH OF CHRIST - SUNNYDALE SENIOR CENTER (PL080322)

**SUNNY DALE SENIOR CENTER
2424 S. Mill Avenue
Tempe, AZ 85282
480-968-7847**

September 16, 2008

City of Tempe
Development Services Department
Attn: Alan Como
31 E. Fifth Street
Tempe, AZ 85281

Re: Use Permit, Parcel 133-20-077D

Dear Sirs:

Please find listed below the uses of the sub-divided storage building for which we are seeking a use permit.

Storage of:

1. Lawn maintenance equipment (currently stored on the premises in a small free-standing building that will be replaced by the proposed building); refer to Floor Plan/Foundation Plan.
2. Camping equipment used for church-related activities.
3. Used clothing and small household items, made available to needy persons.
4. Non-perishable food and household supplies, for distribution to needy and emergency requests.
5. Donated furniture items for distribution to displaced families.

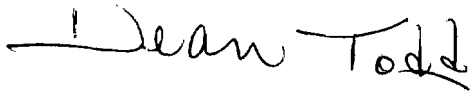
The proposed use will:

1. Be non-business
2. Not impact vehicle or pedestrian traffic in adjacent areas.

3. Not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions.
4. Not contribute to the deterioration of the neighborhood or be in conflict with the goals, objective and policies of the City.
5. Be compatible with existing surrounding structures.
6. Not result in any disruptive behavior which may create a nuisance to the surrounding area or the general public.

The contact for this project is Darryl Starling, corporation Board Member. He can be reached by phone at 480-726-7707 (home) or 480-278-2052 (cell).

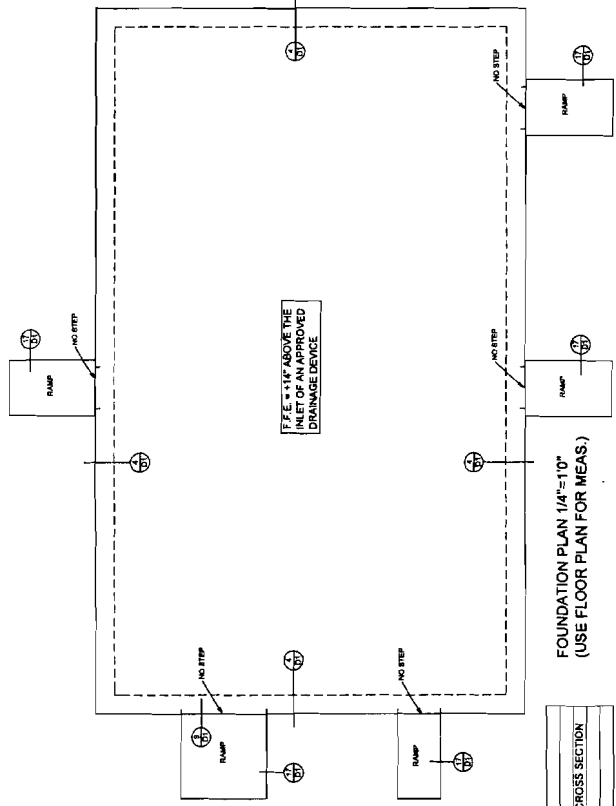
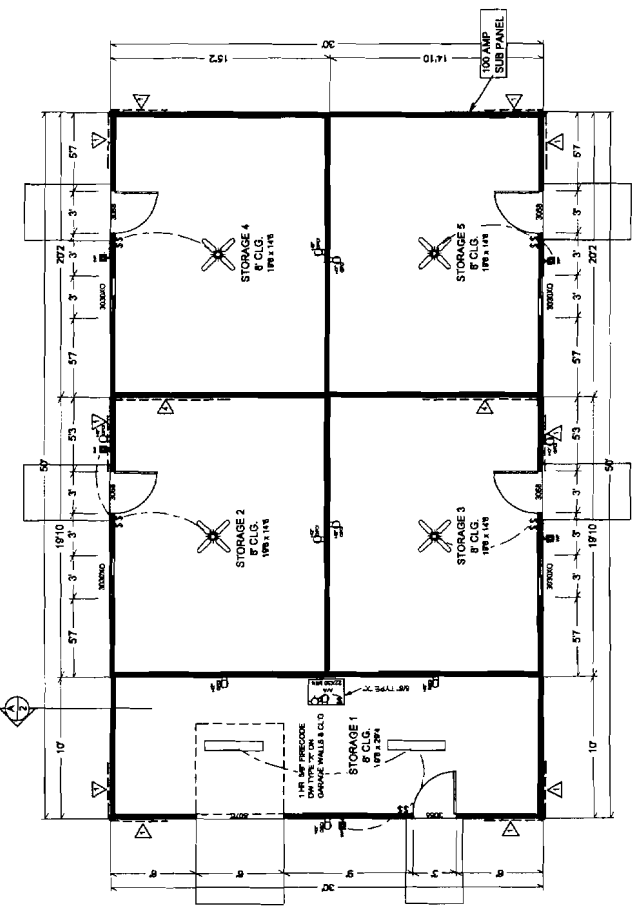
Sincerely,

A handwritten signature in black ink that reads "Dean Todd". The signature is written in a cursive, flowing style.

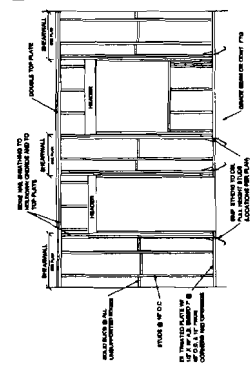
Dean Todd
President



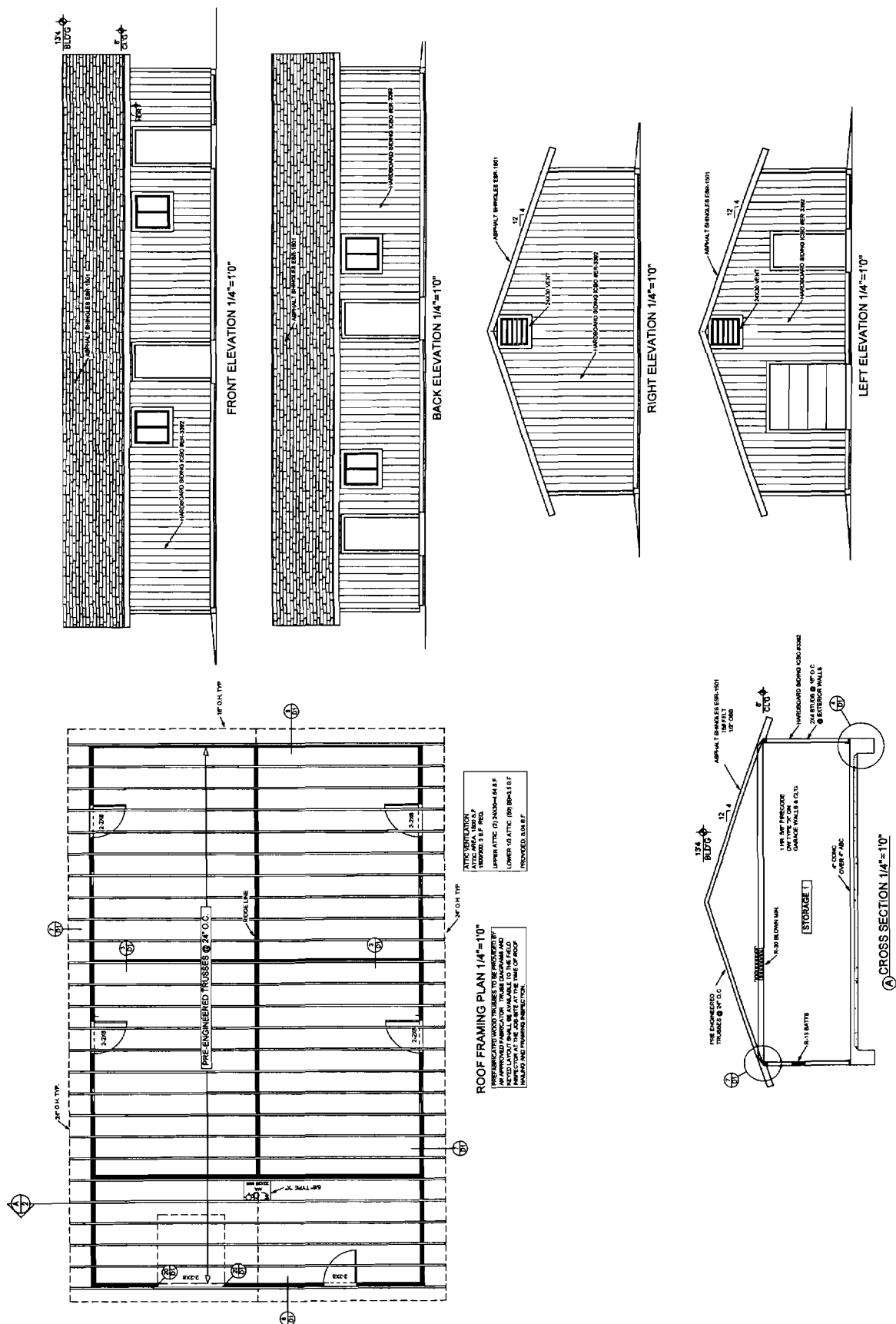
STORAGE: 1500 S.F.



- NOTES:**
1. MAINTAIN 1/2" MIN. EDGE DISTANCE FROM EDGE OF PANELS TO REINFORCING BARS.
 2. CODE AND S.D. TO BE APPLIED TO PANEL EDEK.
 3. REFER TO SCHEDULE FOR REQUIRED REINFORCING.



PAGE INDEX	DESCRIPTION
1	FLOOR PLAN / FOUNDATION
2	FOUNDATION PLAN / CROSS SECTION
3	FOUNDATION PLAN / CROSS SECTION
4	FOUNDATION PLAN / CROSS SECTION
5	FOUNDATION PLAN / CROSS SECTION
6	FOUNDATION PLAN / CROSS SECTION
7	FOUNDATION PLAN / CROSS SECTION
8	FOUNDATION PLAN / CROSS SECTION
9	FOUNDATION PLAN / CROSS SECTION
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100	FOUNDATION PLAN / CROSS SECTION





TEMPE CHURCH OF CHRIST – SUNNYDALE SENIOR CENTER

2424 SOUTH MILL AVENUE

PL080322

**LOCATION OF PROPOSED ACCESSORY
BUILDING – VIEW TO EAST**



TEMPE CHURCH OF CHRIST – SUNNYDALE SENIOR CENTER

2424 SOUTH MILL AVENUE

PL080322

**LOCATION OF PROPOSED ACCESSORY
BUILDING – VIEW TO NORTH**